

DOCKET - SPECIAL HEARING OF JUNE 17, 2008 POSTED JUNE 2, 2008

A special hearing of the Warwick Zoning Board of Review sitting as the Warwick Zoning Board of Appeals will be held on Tuesday, June 17, 2008 at 6:00 P.M. in the City Council Chambers, Warwick City Hall, 3275 Post Road, Warwick, Rhode Island. As an interested party in the following appeal, you are invited to attend this hearing in order that you may express your opinion.

Appeal #9659 Ward 3

The appeal of Lloyd Clark, Trust, 208 Tourtellot Road, Glocester, RI, for an appeal of the Building Officials decision regarding a change in use for the subject. That the razing of existing buildings and the current use for storage of trucks is determined to be a change in use, easterly side of Jefferson Boulevard (340), Warwick, RI, Assessor's Plat 282, lot 77, zoned General Industrial.

DOCKET - REGULAR HEARING OF JUNE 17, 2008

A regular hearing of the Warwick Zoning Board of Review will be held on Tuesday, June 17, 2008 at 6:00 P.M. in the City Council Chambers, Warwick City Hall, 3275 Post Road, Warwick, Rhode Island. As an interested party in the following petitions, you are invited to attend this hearing in order that you may express your opinion.

Petition #9645 Ward 1

The petition of Luigi Santos, Sr., 31 Osage Drive, Warwick, RI, for a request for a dimensional variance to construct a second floor addition over existing single-family dwelling, existing dwelling and proposed addition having less than required side yard setback, southwesterly corner of Osage Drive (31) and Shadbush Road, Warwick, RI, Assessor's Plat 305, Lot 43, zoned Residential A-10.

Petition #9646 Ward 7

The petition of James W. Golden, 7 Anthony Avenue, Warwick, RI, for a request for a dimensional variance to legalize location of existing in ground swimming pool and height of existing fence, said fence being higher than allowed along street property line, pool having less than required setback from side street property line, filter having less than
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required setback from side street property line, northwesterly corner of Anthony Avenue (7) and Midget Ave., Warwick, RI, Assessor's Plat 367, Lot 123, zoned Residential A-7.

Petition #9647 Ward 6

The petition of ADS Realty, 14 Primrose Road, Warwick, RI & Family

Tree School Age Program, 2339 West Shore Road, Warwick, RI, for a request for a dimensional variance to have less than required landscape buffer between commercial property and abutting residential property, to have a play structure on property with less than required setback from residential district, northeasterly corner of West Shore Road (2339) and Albert Road, Warwick, RI, Assessor's Plat 350, Lots 1, 2, 9 & 11, zoned General Business.

Petition #9648 Ward 4

The petition of Maria Centeto, 17 Tidewater Drive, Warwick, RI, for a dimensional variance to enclose existing 10' x 12' deck, said deck having less than required rear yard setback, westerly side of Tidewater Drive (17), Warwick, RI, Assessor's Plat 336, lot 154, zoned Residential A-10.

Petition #9649 Ward 5

The petition of Christopher Lavasseur, 51 Harris Avenue, Warwick, RI, for a request for a dimensional variance to construct a 12' x 24' deck with walkway having less than required side yard and coastal feature setbacks, northerly side of Harris Avenue (51), Warwick, RI, Assessor's Plat 358, lot 181, zoned Residential A-10.

Petition #9650 Ward 5

The petition of Todd Hart, 179 Paine Street, Warwick, RI, for a request for a dimensional variance to construct a 16' x 20' deck, proposed deck having less than required side yard and coastal feature setback, northeasterly corner of Paine Street (179) and Progress St., Warwick, RI, Assessor's Plat 377, Lot 182 & 183, zoned Residential A-10 & A-40.

Petition #9651 Ward 8

The petition of Judith Santilli, 91 West Pontiac Street, Warwick, RI, for a dimensional variance to construct a 10' x 20' deck on pre-existing legal non-conforming two family dwelling, proposed deck having less than required rear yard setback, westerly side of West Pontiac Street (89 & 91), Warwick, RI, Assessor's Plat 283, Lot 8, zoned Residential A-7.

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Petition #9652 Ward 9

The petition of Mark Catanzaro, 111 Valentine Circle, Warwick, RI, for a request for a dimensional variance to legalize existing fence higher than allowed, easterly side of Valentine Cr. (111), Warwick, RI, Assessor's Plat 235, Lot 277, zoned Residential A-15.

Petition #9653 Ward 8

The petition of Jerome Geller, 24 Greco Lane, Warwick, RI, for a request for a special use permit and dimensional variance to occupy existing building for sale of classic cars and related merchandise, subject property having less than required landscaping and off street parking, southerly side of Greco Lane (24), Warwick, RI, Assessor's Plat 274, lot 264, zoned Light Industrial.

Petition #9654 Ward 8

The petition of Warwick Loft Hotel LLC, 260 Peachtree St. NW Ste. 2301, Atlanta, GA, for a request for a special use permit to have two projecting signs on hotel building, southerly side of Knight Street (Mill property #400), Warwick, RI, Assessor's Plat 274, lots 180, 182 & 204, zoned Office/PUD/Historic.

Petition #9655 Ward 3

The petition of Patrick DiGiorgio, 80 Sevilla Avenue, Warwick, RI, for a request for a dimensional variance to construct a 6' x 30' front porch on existing dwelling, proposed porch having less than required front yard setback, easterly side of Sevilla Avenue (80), Warwick, RI, Assessor's Plat 340, Lot 211, zoned Residential A-7.

Petition #9656 Ward 6

The petition of Dawn Era, 4 Fifteenth Avenue, Warwick, RI, for a request for a dimensional variance to construct 11.6' x 33.8' deck, proposed deck having less than required side yard and side street setbacks, southerly corner of 15th Avenue (4) and Buttonwoods Ave., Warwick, RI, Assessor's Plat 374, Lot 69, zoned Residential A-40.

Petition #9657 Ward 5

The petition of Vernon Samoorian, 17 Alden Avenue, Warwick, RI, for a request for a dimensional variance/special use permit to have a wind turbine on subject property, proposed wind turbine being higher than allowed with less than required setback from coastal feature, northerly end of Alden Avenue (17), Warwick, RI, Assessor's Plat 356, Lot 297, zoned Residential A-15.

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Petition #9658 Ward 1

The petition of Mulligan Properties, 23 Peck Lane, Warwick, RI, for a request for a dimensional variance to convert second floor into lounge and third floor into dwelling unit and to have an outside patio, subject property being an undersized non-conforming lot, with less

than required off-street parking, to have off site parking, northeasterly corner of Peck Lane (23) and Narragansett Parkway, Warwick, RI, Assessor's Plat 292, Lot 393, zoned General Business/Historic.

Petition #9660 Ward 9

The petition of Cowesett Realty Corp., 4172 Post Road, Warwick, RI & Dr. Robert L'Europa, Ltd., 1528 Cranston Street, Cranston, RI, for a request for a dimensional variance to construct a 10' x 52' addition to existing office building, existing building having less than required side yard setback, less than required setback from residential zone and less than required parking, easterly side of Post Road (4172), Warwick, RI, Assessor's Plat 222, Lot 33, zoned Office. (Renewal of previously approved application Petition #9470, granted February 13, 2007)

BY ORDER OF THE ZONING BOARD OF REVIEW, WARWICK, RHODE ISLAND

Donald G. Morash, Jr., Chairman

If there are any questions on the above petitions, please contact the Zoning Office at 738-2000, extension 6294. All inquiries on the above-mentioned petitions should be made 24 hours in advance of said hearing. Facilities are accessible for people with disabilities. If you are in need of interpreter services for the hearing impaired,

please contact the Human Services Department at 739-9150.